

110.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

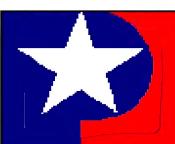
709,800 / 709,800

USE VALUE:

709,800 / 709,800

ASSESSED:

709,800 / 709,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SIRIPONG MICHAEL J & MARIA F

Owner 2:

Owner 3:

Street 1: 112 WESTMORELAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: NICHOL JASON W/BRENNAN L -

Owner 2: -

Street 1: 112 WESTMORELAND AVE

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1911, having primarily Brick Veneer Exterior and 1620 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.03	6			Topo	-10					359,100						359,100	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5000.000		350,200		500		359,100		709,800						70274	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					11/01/18	

USER DEFINED

Prior Id # 1:	70274
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	07:36:46
LAST REV Date	Time
09/05/19	15:24:40
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 110.0-0002-0009.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	350,200	500	5,000.	359,100	709,800		Year end	12/23/2021
2021	101	FV	323,000	500	5,000.	359,100	682,600		Year End Roll	12/10/2020
2020	101	FV	322,700	500	5,000.	359,100	682,300	682,300	Year End Roll	12/18/2019
2019	101	FV	284,700	0	5,000.	354,000	638,700	638,700	Year End Roll	1/3/2019
2018	101	FV	284,700	0	5,000.	271,900	556,600	556,600	Year End Roll	12/20/2017
2017	101	FV	284,700	0	5,000.	256,500	541,200	541,200	Year End Roll	1/3/2017
2016	101	FV	284,700	0	5,000.	236,000	520,700	520,700	Year End	1/4/2016
2015	101	FV	245,300	0	5,000.	220,600	465,900	465,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NICHOL JASON W/	64082-240		8/15/2014	Mult Lots	575,000	No	No		
HARRISON SUSAN	52859-355		5/27/2009	Mult Lots	375,900	No	No		
HARRISON SUSAN	23542-496		8/17/1993		135,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2015	1333	Manual	2,846	9/15/2015				Air sealing and in
8/27/2013	1293	Manual	2,460	C				
8/14/2013	1228	Manual	31,552	C				
10/7/2010	2102	New Wind	6,350					

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
5/5/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
1/16/2014	Info Fm Prmt	EMK	Elen K
11/18/2008	Meas/Inspect	163	PATRIOT
2/1/2000	Measured	264	PATRIOT
9/3/1993		TH	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH							
Type:	2 - Bungalow		Full Bath:	1	Rating: Very Good														
Sty Ht:	1H - 1 & 1/2 Sty		A Bath:		Rating:														
(Liv) Units:	1	Total: 1	3/4 Bath:		Rating:														
Foundation:	3 - Brick or Stone		A 3QBth:		Rating:														
Frame:	1 - Wood		1/2 Bath:		Rating:														
Prime Wall:	8 - Brick Veneer		A HBth:		Rating:														
Sec Wall:		%	OthrFix:		Rating:														
Roof Struct:	1 - Gable		OTHER FEATURES																
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating: Very Good														
Color:	BRICK		A Kits:		Rating:														
View / Desir:	N - NONE		Frl:		Rating:														
GENERAL INFORMATION						WSFlue:		Rating:											
Grade:	C+ - Average (+)		CONDOS INFORMATION																
Year Blt:	1911	Eff Yr Blt:	Location:																
Alt LUC:		Alt %:	Total Units:																
Jurisdct:	G12	Fact:	Floor:																
Const Mod:			% Own:																
Lump Sum Adj:			Name:																
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN				
Avg Ht/FL:	STD		Phys Cond:	VG - Very Good	4.6 %	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal	2 - Plaster		Functional:		%	Interior:	1	8	4										
Sec Int Wall:		%	Economic:		%	Additions:													
Partition:	T - Typical		Special:		%	Kitchen:													
Prim Floors:	3 - Hardwood		Override:		%	Baths:													
Sec Floors:		%	Total:	4.6	%	Plumbing:													
Bsmnt Flr:	12 - Concrete					Electric:													
Subfloor:						Heating:													
Bsmnt Gar:						General:													
Electric:	3 - Typical																		
Insulation:	2 - Typical																		
Int vs Ext:																			
Heat Fuel:	1 - Oil																		
Heat Type:	3 - Forced H/W																		
# Heat Sys:	1																		
% Heated:	100	% AC:																	
Solar HW:	Yes	Central Vac:	NO																
% Com Wal		% Sprinkled																	
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS						PARCEL ID 110.0-0002-0009.0										IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	8X8	A	AV	2010	0.00	T	7.2	101							
19	Patio	D	Y	1	10X12	A	AV	2000	5.38	T	15.2	101			500		500		
More: N	Total Yard Items:	500	Total Special Features:						Total:						500				